

MEMO

TO: Energy and Environment Committee
FROM: Jeffrey Smith, Senior Regional Planner, (213) 236 1867, e-mail: smithj@scag.ca.gov
DATE: November 4, 2004
SUBJECT: Centennial Specific Plan

Summary:

SCAG's Intergovernmental Review Section (IGR) is responsible for performing a consistency review for regionally significant local plans, projects and programs with policies of the Regional Comprehensive Plan and Guide and the Regional Transportation Plan. In March 2004, the IGR Section received a notice for the preparation of environmental documentation for a proposed residential development and specific plan. The Committee will receive a presentation on this proposed project.

Background:

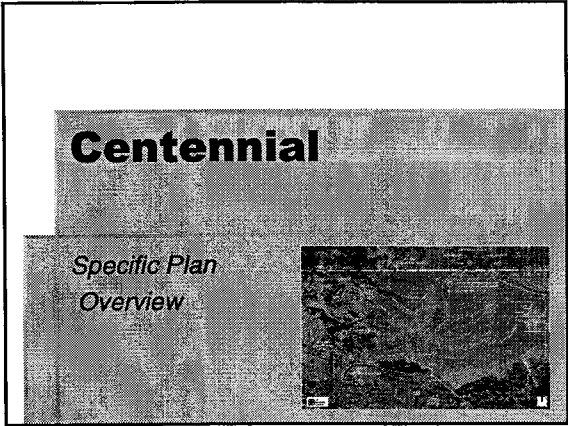
In March 2004, SCAG received a Notice of Preparation for a Draft Environmental Impact Report for the Centennial Specific Plan for review and comment. Staff determined that the proposed Project is regionally significant per California Environmental Quality Act (CEQA) Guidelines.

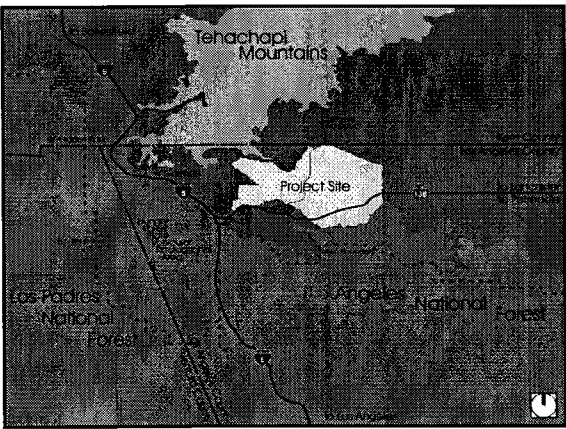
The proposed Project considers the development of a Specific Plan for the development of up to 23,000 residential units and 14 million total square feet of non-residential development of employment areas (12,233,390 s.f.) and retail serving centers (1,986,336 s.f.). The proposed Project is anticipated to be built over a period of approximately 20-years. The approximately 12,000-acre project area is located in the northwestern portion of the Antelope Valley in Los Angeles County approximately 32 miles north of the Santa Clarita Valley and 60 miles from the City of Los Angeles. At this time, the Draft EIR is being prepared and has not been completed.

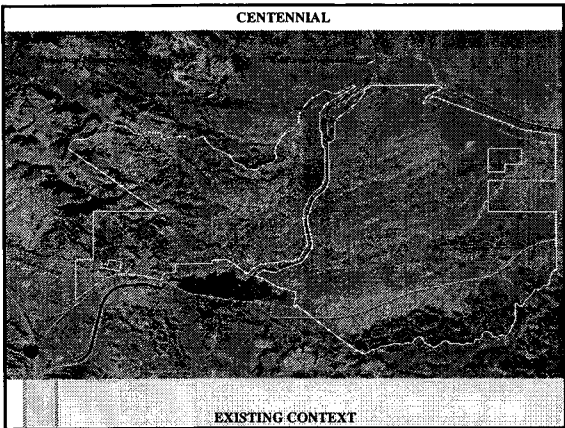
Greg Medeiros, Vice President: Community Development, Centennial Founders, LLC, will present the proposed Centennial Specific Plan.

Fiscal Impact:

The staff resources necessary for Intergovernmental Review are contained within the adopted Fiscal Year 2004 / 2005 SCAG Budget.

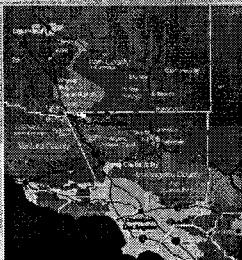






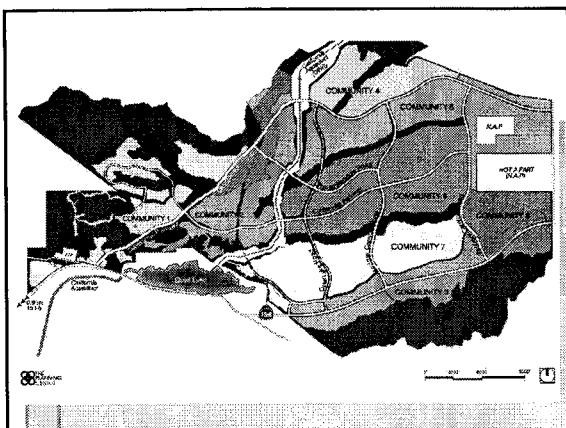
Topic Areas

- Land Plan and Phasing
- Water
- Circulation Plan and Transit System
- Public Services, Parks and Recreation
- Natural Resources and Open Space



Land Plan and Phasing

- Eight communities over 20 years
- First two on West side of project (5-7 years)
- Several neighborhoods (generally 50-100 homes) located within each community
- Wide range of housing types
- Commercial Service Areas near village core



Water

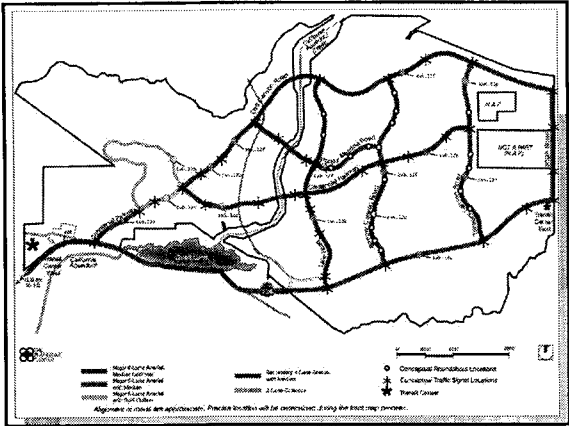
- Diverse and secure services over the long term
- Conservation, recycling, multiple sources and storage
- On site reclamation for maximum non-potable uses, minimize overall demand

Circulation Plan and Transit System

- Circulation plan includes: highway, transit, bicycle, pedestrian, and Neighborhood Electric Vehicles (NEV)
- Transit system includes: transportation centers at each end of project; express transit backbone; local transit systems
- Transit plan designed to provide community amenities, alternate modes of transportation

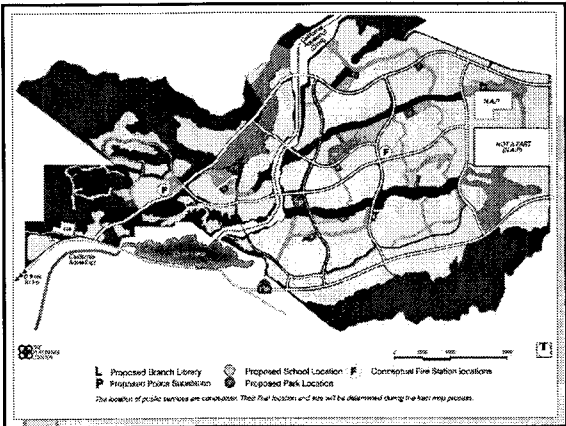
Circulation Plan and Transit System (*cont.*)

- Centennial Parkway (main East-West route) parallel to SR-138
- Grid system provides multiple access points
- Specific Plan recommendations based on initial technical traffic analysis
- Complete traffic study will be part of EIR
- Results of traffic study will determine size of roads and improvements needed (i.e. number of lanes, signals, etc.)



Public Services, Parks and Recreation

- LA County to provide emergency, police and fire services
- Two on-site fire stations; one sheriff's station
- Eight K-8 schools, two high schools
- One branch library
- 18 parks including three community parks
- Two golf courses



**Natural Resources and
Open Space**

- Nearly half of land dedicated to greenways, trails, parks and natural open space
- Preserve natural open space, oak woodlands, Oso Canyon
- Natural ("green") infrastructure systems for drainage, groundwater recharge and water service incorporated into grading, utility plans

